



City of Santa Barbara

PLANNING COMMISSION

MINUTES

NOVEMBER 1, 2018

1:00 P.M.
City Hall, Council Chambers
735 Anacapa Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Lesley Wiscomb, *Chair*
Sheila Lodge, *Vice Chair*
John P. Campanella
Jay D. Higgins
Mike Jordan
Deborah L. Schwartz
Addison Thompson

STAFF:

Tava Ostrenger, Assistant City Attorney
Allison DeBusk, Senior Planner
Krystal M. Vaughn, Senior Commission Secretary

CALL TO ORDER

Chair Wiscomb called the meeting to order at 1:03 p.m.

I. ROLL CALL

Chair Lesley Wiscomb, Vice Chair Sheila Lodge, Commissioners John P. Campanella, Jay D. Higgins, Mike Jordan, Deborah L. Schwartz, and Addison Thompson

Absent: None

STAFF PRESENT

N. Scott Vincent, Assistant City Attorney
Renee Brooke, City Planner
Allison DeBusk, Senior Planner
Daniel Gullett, Principal Planner
Jessica Metzger, Project Planner
Krystal M. Vaughn, Senior Commission Secretary

II. PRELIMINARY MATTERS

A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items:

No requests.

B. Announcements and appeals:

Ms. DeBusk announced that the 104 Jorgensen Lane appeal has been scheduled for the City Council hearing on December 4, 2018.

C. Review, consideration, and action on the following draft Planning Commission minutes and resolutions:

1. October 4, 2018 Minutes
2. PC Resolution No. 022-18
104 Jorgensen Lane

MOTION: Thompson/Lodge

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

3. October 18, 2018 Minutes

MOTION: Lodge/Thompson

Approve the minutes and resolutions as amended.

The motion carried by the following vote:

Ayes: 6 Noes: 0 Abstain: 1 (Wiscomb) Absent: 0

D. Comments from members of the public pertaining to items not on this agenda:

1. Mark Sheridan expressed that the Average Unit-Size Density (AUD) Incentive Program is flawed and is heavily tilted towards large developments, which changes neighborhoods. AUD incentives have made land values go up and it in turn makes it more difficult for organizations that were building affordable units to acquire land.
2. Anna Marie Gott discussed the City's housing situation and explained that it is going to get worse because the housing being built is for those who make over \$100,000 a year. The Marc currently runs Short Term Vacation Rentals (STR's) and has become a dorm with college students renting space and sleeping on balconies.
3. Alejandra Melgoza from CAUSE Santa Barbara explained that the city has lost over 9,000 Latino residents over the past 6 years as a result of the housing crisis. She further explained that one Latino family leaves the city every week because of rent increases and there is a decade-long waiting list for Section 8 vouchers or affordable housing. Inclusionary housing is urgent and should be on the next agenda.

III. NEW ITEM

ACTUAL TIME: 1:19 P.M.

AVERAGE UNIT-SIZE DENSITY INCENTIVE PROGRAM AMENDMENTS PHASE 1A - ZONING ORDINANCE AMENDMENT TO ADDRESS EXISTING MOBILE HOME PARKS

The Planning Commission will review a proposed amendment to Title 30 (the Zoning Ordinance) of the Santa Barbara Municipal Code addressing existing mobile home parks in the Average Unit-Size Density Incentive Program (AUD Program) and provide a recommendation to City Council on the proposed amendment.

The amendment proposes to continue to allow existing mobile home parks at the density of 15-27 units/acre but would prohibit applying any of the development incentives of the AUD Program provided in Section 30.150.090, including reduced setbacks, reduced parking, and reduced open yard requirements.

Jessica Metzger, Project Planner, gave the Staff presentation. Renee Brooke, City Planner, and Daniel Gullett, Principal Planner, were available to answer questions.

Public comment opened at 2:05 p.m.

The following people spoke in opposition or with concerns:

1. Silvia Guzman G., stated her name as Maria at the podium, and asked the mobile home park be fixed.
2. Nohelia Calmona, explained that the rent at her location is too high and nothing is being fixed.
3. Gina Garcia (via Translation by Ana Rico) stated that she is happy where she lives, there are a lot of poor but hard working people living there and they need help fixing the units and don't want to get kicked out of their homes. She is a resident at Tropical Garden Mobile Home Park.
4. Crystal Barros asked that the Commission consider the removal of the AUD overlay from mobile home parks and mobile home park area; the community is made up of low income, elderly, and disabled individuals who are in fear of losing their homes. This is one of the few truly affordable senior housing locations; protect the existing use. Rochelle Upta ceded her time to Ms. Barros.
5. Francisca Caudillo (via Translation by Alejandra Melgoza) explained that she lives at Tropical Gardens and has lived there happily for many years. Ms. Caudillo further explained that the only thing they need is for someone to fix her unit since it has not been fixed since they have lived there and her husband is the one who laid flooring, painted and dealt with the vermin issues. Though reports have been made, no changes or corrections have taken place yet the rent always has to be paid.
6. Anna Marie Gott explained that the chart presented during the staff report would be more informative if it didn't just include parcel size but also took into consideration the net buildable area. The reason being that the current graph is showing a large net loss; however, it may not be as big of a loss because of the actual physical constraints of the property. Ms. Gott also explained that mobile home parks are the most affordable housing in the community and would be a huge loss if any of them were to be lost for redevelopment. The City should shift its focus to preserving the mobile home parks permanently.
7. Ana Rico, noted that she hadn't heard about any of the other meetings about this, and asked that communication regarding the AUD program be provided in Spanish so that more

residents have an opportunity to participate and understand the process. Ms. Rico also encourages that a workshop be held at the mobile home park so that those who live there can have an opportunity to understand what is being proposed.

8. Vijaya Jammalamadaka, Vice President of Program and Advocacy for the League of Women Voters, advised that the League has reviewed the language addressing the 6 mobile home parks and urges the Planning Commission to forward positive comments to the City Council to preserve mobile home parks and affordable housing. Written correspondence was also submitted.
9. Eva Angelina Galindo discussed parking issues at the Tropical Garden Mobile Home Park and also discussed all the maintenance needed at the location.

Public comment closed at 2:40 p.m.

Commissioner comments:

All Commissioners support the language presented in the staff report and will be supporting the motion.

Commissioner Schwartz:

- Suggested to delay the December 4, 2018 City Council meeting regarding the next phase of the AUD program amendments or immediately schedule additional public outreach and evening work sessions with Spanish language translation.
- There is confusion on the AUD amendments in the community and emotions are running high.
- The goal of the AUD program is to design or revise policies to encourage new rental housing that will be more accessible and affordable.
- Suggest that in addition to the stand-alone slide with parking requirements in place today, stand-alone slides pertaining to development standards and incentives, reduced setbacks, and reduced open yard requirements should also be included when presenting to City Council so it is clear what those look like in terms of base zoning and AUD.
- Suggested we translate legal, regulatory, and policy language in our presentations and in notices to make it more understandable for the general public.

Commissioner Campanella:

- The intent of the ADU program is not to displace lower income residents.
- We don't want the perception that redevelopment of mobile home parks will result in a better deal for the owner.

Commissioner Jordan:

- In future, we should be better prepared to accommodate those with language barriers.

Commissioner Higgins:

- Thanked the public for coming and is sorry they were misinformed about what the hearing was about.

Chair Wiscomb:

- Agrees that there may be a better way to notify the public about what is being discussed by the Commission to minimize unnecessary concern or panic.
- City policies support the proposed amendment.

MOTION: Jordan/Thompson

Recommend approval of the Ordinance Amendments Related to The Average Unit-Size Density Incentive Program as outlined in the Staff Report dated October 25, 2018 to the City Council, with the comment to encourage City Council to protect mobile home parks to the greatest legal extent possible as an essential low income housing component in the community.

The motion carried by the following vote:

Ayes: 7 Noes: 0 Abstain: 0 Absent: 0

IV. ADMINISTRATIVE AGENDA

ACTUAL TIME: 2:52 P.M.

A. Committee and Liaison Reports:

1. Staff Hearing Officer Liaison Report

Commissioner Higgins reported on the Staff Hearing Officer meeting of October 24, 2018.


2. Other Committee and Liaison Reports

- a. Commissioner Lodge reported on the Historic Landmarks Meeting of October 31, 2018.
- b. Chair Wiscomb reported on the Sea Level Rise Adaptation Plan Subcommittee meeting of October 23, 2018.
- c. Chair Wiscomb reported on the annual Chair and Vice Chair meeting held October 24, 2018.
- d. Chair Wiscomb reported on the Parks and Recreation Commission meeting of October 24, 2018.
- e. Chair Wiscomb reported on the Citizens' Oversight meeting of October 24, 2018.

V. ADJOURNMENT

Chair Wiscomb adjourned the meeting at 3:02 p.m.

Submitted by,



Krystal M. Vaughn, Commission Secretary

